175.0	0010	0004.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	679,800 / 679,800
					USE VALUE:	679,800 / 679,800
					ASSESSED:	679,800 / 679,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
49		NICOD ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HIRSCH DANIEL/KATHLEEN
Owner 2:	
Owner 3:	
Street 1:	49 NICOD ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	LEES MAUDE K & ANNE M -
Owner 2:	-
Street 1:	49 NICOD ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .155 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1955, having primarily Vinyl Exterior and 1344 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6773.000	243,600		436,200	679,800
Total Card	0.155	243,600		436,200	679,800
Total Parcel	0.155	243,600		436,200	679,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 505.80 | /Parcel: 505.80

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	117821
GIS Ref	
GIS Ref	
Insp Date	06/26/18

!13704!

PREVIOUS ASSESSMENT

Parcel ID: 175.0-0010-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	243,600	0	6,773.	436,200	679,800		Year end	12/23/2021
2021	101	FV	234,900	0	6,773.	436,200	671,100		Year End Roll	12/10/2020
2020	101	FV	234,900	0	6,773.	436,200	671,100	671,100	Year End Roll	12/18/2019
2019	101	FV	198,100	0	6,773.	430,000	628,100	628,100	Year End Roll	1/3/2019
2018	101	FV	198,100	0	6,773.	330,300	528,400	528,400	Year End Roll	12/20/2017
2017	101	FV	198,100	0	6,773.	311,600	509,700	509,700	Year End Roll	1/3/2017
2016	101	FV	198,100	0	6,773.	286,700	484,800	484,800	Year End	1/4/2016
2015	101	FV	185,200	0	6,773.	268,000	453,200	453,200	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	17:36:12

LAST REV

Date	Time
07/10/18	10:36:28
apro	
13704	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LEES MAUDE K &	36638-342		10/7/2002		360,000	No	No		
	10291-218		6/17/1963			No	No		N

USER DEFINED

Prior Id # 1:	117821
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/12/1995	582	Manual	2,200					REROOF

ACTIVITY INFORMATION

Date	Result	By	Name
6/26/2018	MEAS&NOTICE	BS	Barbara S
12/31/2008	Entry Denied	163	PATRIOT
12/21/1999	Mailer Sent		
12/14/1999	Measured	256	PATRIOT
3/10/1999	Inspected	264	PATRIOT
7/22/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6773		Sq. Ft.	Site		0	70.	0.92	6									436,233						436,200	

Total AC/HA:	0.15549	Total SF/SM:	6773	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	436,233	Spl Credit		Total:	436,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1955	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Good

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	148.485
Other Features:	62700
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	299239
Depreciation:	55658
Depreciated Total:	243580

COMMENTS

OF=SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	2	Baths:	1	HB	

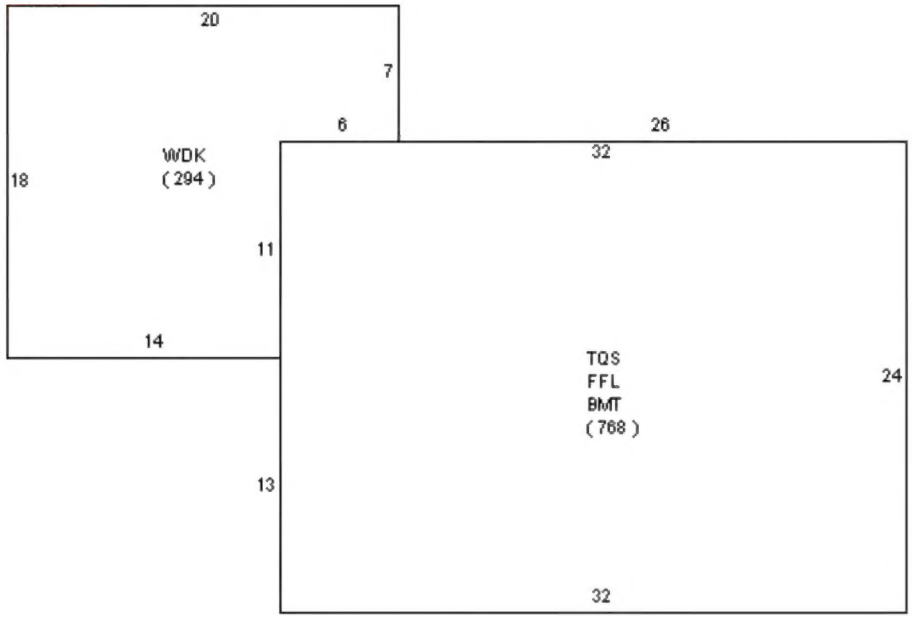
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	2	
Totals			
1	6	2	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	148.49
Special Features:	0	Val/Su Net:	101.25
Final Total:	243600	Val/Su SzAd	181.25

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	768	44.550	34,211
FFL	First Floor	768	148.490	114,037
TQS	3/4 Story	576	148.490	85,527
WDK	Deck	294	9.400	2,764

Net Sketched Area:	2,406			Total:	236,539
Size Ad	1344	Gross Area	2598	FinArea	1344

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

175.0-0010-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X10	A	AV	2006	0.00	T	10.4	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	